

**BOROUGH OF WESTWOOD
PLANNING BOARD MINUTES
PUBLIC MEETING AGENDA
REGULAR MEETING
March 26, 2009**

1. OPENING OF THE MEETING

The meeting was called to order at approximately 8:00 p.m.

Open Public Meetings Law Statement:

This meeting, which conforms with the Open Public Meetings Law, Chapter 231, Public Laws of 1975, is a Worksession Regular Meeting of the Planning Board.

Notices have been filed with our local official newspapers and posted on the municipal bulletin board.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL:

PRESENT: Mayor Birkner (8:10 pm)
Otokar von Bradsky
William Martin
Richard Bonsignore
Councilwoman Cynthia Waneck
Thomas Constantine
Ann Costello
James Schluter, Vice-Chairman
Jaymee Hodges, Chairman
Philip Cerruti (Alt. #1) (8:05 pm)
Daniel Olivier (Alt. #2)

ALSO PRESENT:

Thomas Randall, Esq., Board Attorney
Louis Raimondi, PEELS, Board Engineer

NOT REQUIRED TO BE PRESENT:

Ed Snieckus, Burgis Associates, Board Planner

ABSENT: None

James Schluter stated that he listened to the tape of the 3/12/09 meeting and signed a Certification.

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4. MINUTES: The Minutes of **3/12/09** were held until the public meeting on 4/30/09. The Minutes of **2/26/09** were approved on motion made by Richard Bonsignore seconded by Otokar von Bradsky and carried unanimously on roll call vote.

5. CORRESPONDENCE:

1. Letter dated March 16, 2009 from Thomas Randall, Esq. RE: Wachovia vs. Planning Board;

2. Notice of Special Meeting of the Westwood Mayor and Council RE: Hackensack Riverkeeper Program, to be held on 3/31/09 at 7:0 p.m. at the Borough Hall;

6. RESOLUTIONS: None

7. VOUCHERS: \$1,867.50 approved; amended to \$2,023.50. A motion for approval of Vouchers was made by Richard Bonsignore, seconded by Thomas Constantine and carried unanimously on roll call vote.

8. VARIANCES, SUBDIVISIONS AND/OR SITE PLANS:

SWEARING IN OF BOARD PROFESSIONALS FOR PUBLIC HEARINGS

The Board Professionals were sworn in

1. Diamond Financial LLC - Block 2001, Lots 38, 39 & 46, Jones Street, Alvin Street - Subdivision - Carried to 4/16/09;

2. Oak Realty Associates, 354 Old Hook Road, Block 2210, Lot 4 - Application for Site Plan and Variance Approval - Scheduled for a worksession on 4/16/09;

9. CLOSED SESSION - A motion to go into Closed Session to discuss litigation was made by William Martin and seconded by Richard Bonsignore. The Board went into Closed Session at approximately 8:10 p.m.

10. OPEN SESSION - A motion to return to Open Session was made by William Martin and seconded by Richard Bonsignore. The Board returned to Open Session at approximately 8:30 p.m.

11. DISCUSSION:

1. Discussion regarding escrow accounts by Louis Raimondi. Mr. Raimondi asked if the Borough wanted to place

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liens, and it was stated that Borough wanted to place blanket liens and remanded same to Russell Huntington, Esq. Mr. Raimondi also wanted to be sure that the older bills were not being put aside. Councilwoman Waneck responded the old ones will go to collection. Mr. Raimondi would send a copy of his outstanding bill list to Councilwoman Waneck.

William Martin inquired if the Board could hold up an application if the escrow is deficient. Mr. Randall advised if there is a deficiency for bills, he thinks they can, unless the bill is in dispute. Mr. Martin asked how it would affect the time line. Mr. Randall advised he would review the law and give a more definite answer. Mr. Raimondi explained a copy of the bill is sent directly to the applicant in advance of the hearing, and if there is no objection received you can assume they will pay it. Councilwoman Waneck commented the bills are delayed coming in. Mr. Raimondi responded the bills are generated once a month. Diamond Financial was in arrears, as discussed at the last meeting. Councilwoman Waneck would speak with the Finance Department.

Mr. Randall advised the statute states the Chief Financial Officer is in charge of escrows and notifying the applicants of any deficiencies. The time clock stops, but we have to put them on notice. There were no further discussions.

10. ADJOURNMENT - On motions, made seconded and carried, the meeting was adjourned at approx. 9:00 p.m.

Respectfully submitted

MARY R. VERDUCCI, Paralegal
Planning Board Secretary